

Re: Rezoning Application 78-S-040
J. Eugene Wills, Trustee

PROFFER

June 13, 1979

Revised July 10, 1979

The undersigned hereby proffers that in the event the subject property is rezoned to either the R-3 or the PDH-2 District by the Board of Supervisors at the hearing scheduled July 16, 1979, development shall be substantially in accord with the Development Plan previously filed among the papers of this case prepared by Leigh A. Conrad & Assoc., Inc. dated May 24, 1979 which in the event of rezoning to the PDH-2 District shall be approved as the "Conceptual Development Plan" and shall be subject to the following terms and conditions:

1. The total lot yield on the subject parcel shall be 214 single-family dwelling lots, i.e., a density of 2.0 dwelling units per acre.

2. A. Open-space areas shall remain undisturbed except as required for installation of sanitary and storm sewer structures, pipes and systems, and utility lines, streets and driveways, pedestrian accessways and trails, recreational amenities and any other construction required for the development of the site in accord with the aforesaid Development Plan.

B. During construction on developed lots, existing foliage and forestation shall be preserved to the maximum extent possible consistent with development in accord with the referenced Development Plan and the construction of single-family detached dwellings.

3. Storm water shall be managed in accord with adopted Fairfax County ordinances and policies in effect at the time of subdivision plat and plan approval.

4. A tot lot and multipurpose court shall be constructed within the common open-space area.

5. Along Silverbrook Road sufficient additional right-of-way shall be dedicated from the subject property to provide a right-of-way width of 45 feet from centerline. Within said right-of-way a deceleration/right-turn lane shall be constructed for each site entrance. The "reverse frontage" concept shall be utilized for lots along the Silverbrook Road frontage.

6. A right-of-way through the western open-space area shall be dedicated to the Fairfax County Park Authority to provide access to Dam Site No. 1 and adjacent Park land. Within the aforesaid right-of-way through the subject property, an access road shall be constructed without curb and gutter and with a pavement width of 22 feet, at the expense of the applicant.

7. Convenient pedestrian accessways shall be provided at multiple locations connecting the street system and the open-space system shown on the referenced Development Plan.

8. A trail six feet in width shall be constructed along Silverbrook Road in accordance with the Countywide Trails Plan providing the trail shall be located within the highway right-of-way to be dedicated as set forth herein unless it is determined at time of subdivision plat and plan submission that sufficient right-of-way is not available to accommodate both highway construction and trail in which event additional right-of-way shall be dedicated for trail purposes.

9. In the event of rezoning to the PDH-2 District, the requirements of Section 6-110.2 of the Fairfax County Zoning Ordinances shall be deemed satisfied by the dedication of area necessary to provide access to the Fairfax County Park Authority land north of the subject property and the construction of a Park access road, the provision of pedestrian walkways to open-space area, the trail along Silverbrook Road and the provision of one tot lot and one multipurpose court, and there shall be no additional demand upon the applicant for further expenditures pursuant to the aforesaid Section.


J. Eugene Hills, Trustee